

**RUSH
WITT &
WILSON**



3 Winchelsea Road, Rye, East Sussex TN31 7EJ
Guide Price £275,000

****VIRTUAL TOUR AVAILABLE ON REQUEST****

Rush Witt & Wilson are pleased to offer a conveniently located town house.

The spacious and versatile accommodation is arranged over three floors and comprises a large living room, kitchen / dining room and shower room on the ground floor. a double bedroom, dressing room and bathroom on the first floor and a further bedroom on the top floor.

**Views are enjoyed to the front over Strand Quay towards the citadel.
Low maintenance garden to front and rear. Useful outbuilding / studio
Offered CHAIN FREE.**

To arrange a viewing please call our Rye office on 01797 224000.



Locality

Winchelsea Road is situated in the ancient Cinque Port town of Rye on the South Coast, convenient for the town centre with the railway station also within walking distance.

The town offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling, sports centre and indoor swimming pool. Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets. Beautiful undulating countryside borders the town, containing many places of general and historic interest.

At nearby Rye Harbour there are mooring and launching facilities available and there is also access via a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

Living Room

24'8" x 13'2" (7.54 x 4.02)

Door and bay window to the front. Two radiators. Stairs rising to the first floor. Door to

Kitchen / Dining Room

19'4" max x 12'5" (5.91 max x 3.8)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards. Complimenting work surface with inset sink. Space and point for cooker. Space and plumbing for washing machine. Upright unit housing fridge/ freezer. Tiled floor. Skylight. Door to rear garden. Door to

Shower Room

6'2" x 5'9" (1.9 x 1.76)

Shower cubicle/ steam cabinet. WC and wash basin. Tiled floor and walls. Window to the rear. Radiator.

First Floor

Stairs rise from the living room.

Bedroom

13'3" max x 13'2" (4.06 max x 4.03)

Bay window to the front. Views over the Strand Quay. Radiator.

Dressing Room

11'3" x 10'3" (3.45 x 3.14)

Window to the rear. Airing cupboard housing a hot water cylinder. Radiator. Stairs rise to the second floor. Door to

Bathroom

13'7" x 6'9" (4.16 x 2.06)

A white suite comprising a roll top, ball and claw foot bath. WC and wash basin. Window to the rear. Radiator. Access to loft space.

Second Floor

Stairs rise from the first floor dressing room.

Bedroom

17'6" max x 13'1" (5.35 max x 4)

Double aspect with windows to the front and rear. To the front views are enjoyed over the river towards the citadel. Radiator. Access to loft space.

Outside

To the front is a paved courtyard with railings and pedestrian gate.

The rear garden has been designed for ease of maintenance being predominantly paved with raised beds to either side.

At the end of the garden is a useful brick built OUTBUILDING / STUDIO.

Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

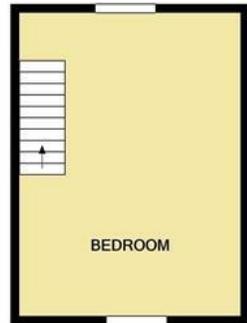
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





GROUND FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

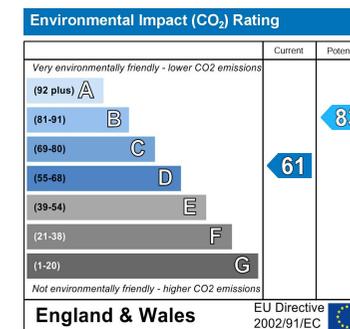
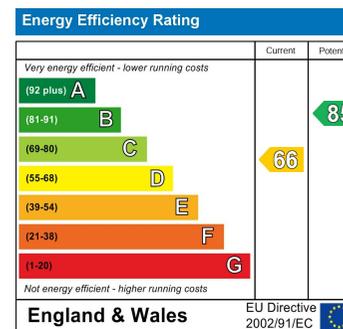
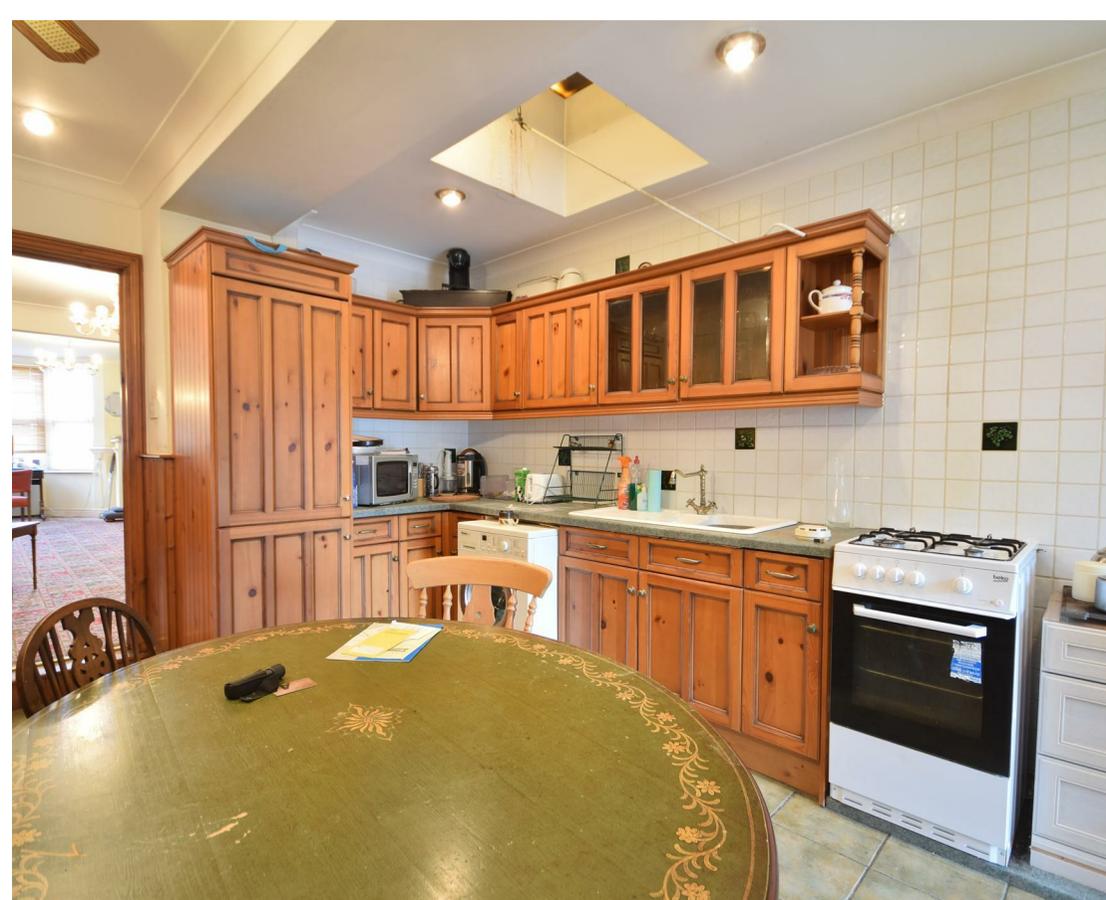
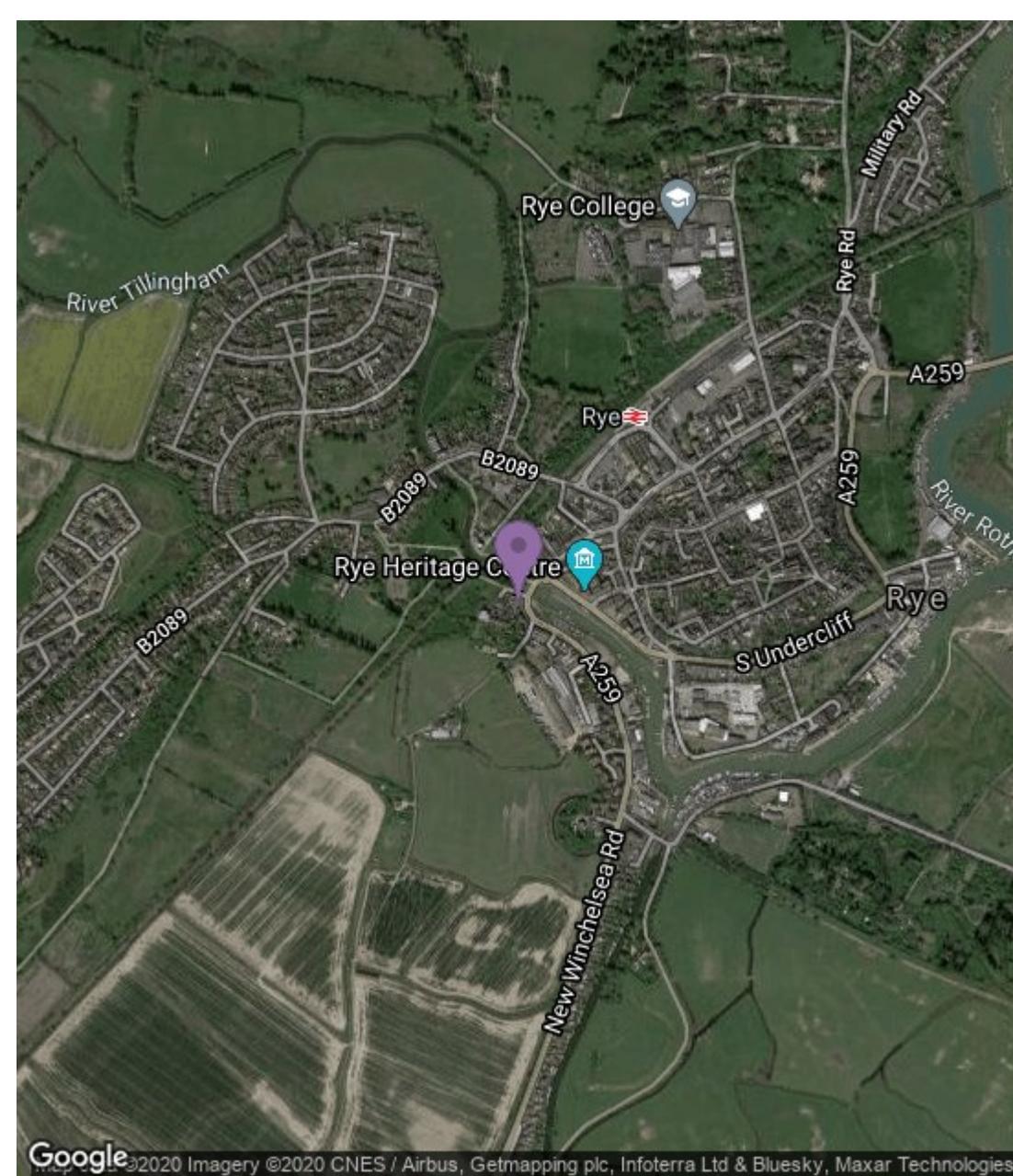


2ND FLOOR
APPROX. FLOOR
AREA 221 SQ.FT.
(20.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1067 SQ.FT. (99.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floor, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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